



College Station ~
Embracing the Past, Exploring the Future

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, August 19, at 7:00 p.m.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas

COMMISSIONERS PRESENT: Shafer, Davis, Fedora, Hooton, Nichols, Reynolds, and White.

COMMISSIONERS ABSENT: None.

CITY COUNCIL MEMBERS PRESENT: Happ and Maloney.

CITY STAFF PRESENT: Development Services Director Dunn, Economic Development Director Foutz, Assistant City Manager Brown, City Planner Kee, Development Manager Ruiz, Assistant Development Manager George, Assistant City Attorney Nemcik, Senior Planner Fletcher, Transportation Planner Fogle, Graduate Civil Engineers Cotter and Thompson, Public Works Director Smith, Staff Planners Prochazka, Hitchcock, Reeves, and Boyer, Planning Intern Perez, Action Center Representative Wolf, and Staff Assistant Hazlett.

Chairman Shafer called the meeting to order at 7:05 p.m.

6. Public hearing, discussion, and possible action on a Rezoning of 12.49 acres, generally located near the southeast intersection of Harvey Mitchell Parkway and the future Dartmouth Street extension, from R-1 Single Family Residential to P-MUD Planned Mixed Use Development with the OV Overlay District. (04-161)

Staff Planner Prochazka presented the Staff Report, stating that approval of the rezoning is recommended. Staff is also supporting the application of the overlay district on the property because of the proximity to the City Center project. Ms. Prochazka pointed out the Land Use Plan designations on the subject property. She reported that approximately 4.5 acres at the south end of the proposed rezoning area is within the 100-year floodplain and that the Greenways Program supports approval of the P-MUD, with the 100-year floodplain reserved as designated greenway on the Concept Plan. A Concept Plan is required to be approved by the Design Review Board prior to development of this property. The Parks & Recreation Board, the Greenways Program Manager, and Development Services staff will review the Concept Plan and make a recommendation to the Design Review Board. She pointed out that if the Commission should approve the application of the OV Overlay District, they have determined that the subject property is located along a gateway or major corridor to the City.

Chairman Shafer opened the public hearing.

Veronica Morgan, Mitchell and Morgan Engineering, displayed a concept plan of the overall layout of the proposed project and pointed out various destination points within the project as well as the vegetated and floodplain areas. She stated that discussions are underway regarding the final designs and that flexibility for the creation of the design is a major component. She answered questions regarding the greenway and the reclamation of some areas as well as questions regarding the zoning.

The applicant, Kenny Cotten, made a brief presentation regarding the aesthetics of the project, stating that with it being a pedestrian mall, it will prove to be a destination point for the city.

Chairman Shafer closed the public hearing.

Ms. Prochazka clarified the specifics regarding the P-MUD zoning district, the OV Overlay District, and the process by which the project will go before the Design Review Board for approval. There was also a brief discussion regarding parking setbacks. Designation concerns regarding the floodplain will be addressed during the platting process.

Commissioner Nichols motioned to approve the rezoning from R-1 Single Family Residential to P-MUD Planned Mixed Use Development and the application of the OV Overlay District, determining that the subject property is located along a gateway or major corridor to the City. Commissioner White seconded the motion, which carried by a unanimous vote of 7-0.

FOR: Shafer, Davis, Fedora, Hooton, Nichols, Reynolds, and White.

AGAINST: None.

ABSENT: None.